

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – September 25, 2008 P.M.

Members Present: Tammy CitaraManis, Chairperson; David Grabowski, Vice-Chair;
Gary Rosenbaum; Ramsey Alexander, Jr.

Members Absent: Linda Dombrowski

DPZ Staff Present: Marsha McLaughlin; Kent Sheubrooks; William Mackey; Jeannine Matthews

Pre-Meeting Minutes

The Board discussed administrative items and the order of the Agenda. Also discussed, was how the ZRA Batch will be handled, i.e., when the hearings will take place, and where. Minutes from the August 28, 2008 Planning Board meeting were not complete for signatures at this time, so there were no minutes to approve.

PUBLIC MEETING

Ms. CitaraManis opened the public meeting at approximately 7:06 p.m.

SDP-08-114 Maple Lawn HT, LLC

Presented By: Kent Sheubrooks

Petition: For approval of a site development plan for the construction of four office and retail buildings, subdivision entrance features including walls, identification signs and landscaping, and associated site improvements in accordance with Section 127.F1 of the Howard County Zoning Regulations.

DPZ Recommendation: Approval subject to compliance with minor SRC agency comments.

Petitioner's Representative: Michael Tran, Planning Consultant, Gutshcick, Little & Weber

Motion:

Mr. Alexander moved to recommend SDP-08-114, for approval as presented by petitioner and recommended staff report. Mr. Grabowski seconded the motion. Mr. Alexander moved to accept the Staff Report recommendation, citing that all requirements are met, with the exception of minor design issues. Mr. Grabowski seconded.

Discussion:

Mr. Rosenbaum expressed concern about the adequacy of parking and what would happen in the future if someone applied for a building permit for a different user. Mr. Sheubrooks explained that Maple Lawn has accommodated this type of request in the past and they currently have more than the minimal requirements of parking spaces that would include adding additional spaces in the future if necessary.

Mr. Alexander expressed concern about signage for pedestrians and suggested additional signage as a safety feature, aside from the paving signage that is shown in the plan. Mr. Tran reported that the design is not yet complete, but will consider this in the final plans.

Mr. Rosenbaum questioned how the trash would be handled and whether they can consider including enclosed trash containers so as not to have them dragged across the parking lot. Mr. Tran explained that due to Fire Department requirements, trash containers would have to be at least 15' from the buildings; and, they would have

to take away some parking spaces according to the current plan. Mr. Rosenbaum advised Mr. Tran that trash containment concealment will have to be included in the final design as well as additional landscaping around the dumpster areas.

Vote:

3 Yeas, 0 Nays. The motion carried.

SPECIAL SUBJECTS:

Case Scheduling and Procedures:

Councilwoman Mary Kay Sigaty was present and was concerned about the ZRA batching order. She asked if the Board Members will consider reviewing ZRA 102 (Wilde Lake Business Trust) last so that citizens will have time to prepare. Chairwoman CitaraManis said that it would depend on the complexity of the batch that will determine when the Planning Board will set the hearing dates. The Board discussed scheduling smaller cases first and hearing the larger cases at the end. After some discussion, the Board decided on their Fall schedule.

Planning Board members also suggested a press release or some other media to the public with a summary of the batch procedure and dates. It was decided that the batch meetings will be held from 6:00 – 10:00 p.m. rather than the usual 7:00 p.m. This information should also be posted to the Website. Chairwoman CitaraManis further suggested that citizens be encouraged to submit their written testimonies prior to the meetings.

Mr. Grabowski suggested not combining the GPA and the ZRAs, so that the Board would have ample time to facilitate a meaningful recommendation on each case.

Once the meetings rooms are booked, the Board will decide on whether to schedule a “snow day” alternative, and the information also will be posted to the Website.

New Planning Board Chair and Vice Chair

Motion:

Chairwoman CitaraManis moved to elect Mr. Grabowski as the new Chair of the Planning Board for 2008-2009. Mr. Rosenbaum seconded the motion.

Discussion:

Chairwoman CitaraManis announced that she is relinquishing her 3+ year position as Chair. She then moved to elect Mr. Grabowski as the new Chair. Mr. Rosenbaum seconded the motion.

Mr. Grabowski thanked the Chairwoman for her service during her tenure and for her guidance and leadership during that time.

Vote:

3 Yeas, 0 Nays. The motion carried.

Motion:

Mr. Grabowski moved to elect Mr. Rosenbaum as Vice Chair of the Planning Board for 2008 – 2009. Ms. CitaraManis seconded the motion.

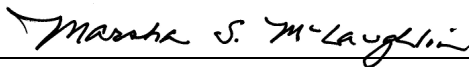
Vote:

3 Yeas, 0 Nays. The motion carried.

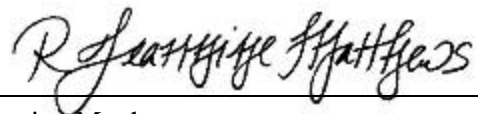
Downtown Columbia Presentation

Bill Mackey presented a PowerPoint of the Downtown Redevelopment early efforts as well as, brought everyone into the future according to General Growth Properties. (No public comment was taken after this presentation; this was a briefing of information that is currently on the website).

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 9:50 p.m.



Marsha McLaughlin
Executive Secretary



Jeannine Matthews
Recording Secretary